CITY OF RICHMOND

Department of Planning & Development Review
Staff Report

Ord. No. 2022-331: To authorize the special use of the property known as 1 Calycanthus Road for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

To:	City Planning Commission
From:	Land Use Administration
Date:	December 5, 2022

PETITIONER
One Calycanthus LLC, Ned Valentine authorized signatory.

LOCATION
1 Calycanthus Road

PURPOSE
To authorize the special use of the property known as 1 Calycanthus Road for the purpose of an accessory building to a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION
The applicant is requesting a Special Use Permit which would allow a garden house within the 40 foot building setback and a new driveway entrance. As the subject property is a corner lot, it has two front yard setbacks and the proposed garden house will be placed in the setback area. Authorization for a second driveway, providing access from Calycanthus Road, is also requested. Therefore a special use permit is required.

Staff finds that the proposed development would be generally consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential for the property and neighborhood.

Staff finds that adherence to front yard setbacks off of both Coventry Road and Calycathus Road limits placement of accessory structures on the property. Moreover, the proposed accessory building build meet the side-yard setback of the R-1 District and would be buffered by a 4’ brick wall running along the property line.

Staff finds that two access points per lot is not uncommon in the area, particularly on corner lots.

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed special use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore, staff recommends approval of the Special Use Permit.

FINDINGS OF FACT

Site Description
The .925 acre subject property is located on the southeast corner of Calycanthus and Coventry Roads in the Windsor Farms neighborhood. On April 18, 2022 the demolition and removal of an existing single-family dwelling was competed. Construction of a new single-family dwelling is in progress.

Proposed Use of the Property
The single-family dwelling under construction is a permitted use authorized by a building permit issued on April 13, 2022. The special use requested will add an accessory building (garden house) located within the required setback, and a second driveway access from Calycanthus Road.

Master Plan
The City's Richmond 300 Master Plan designates the property for Residential uses which consists primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing building.

Ground Floor: Not applicable.

Mobility: Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

Intensity: y: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

Zoning and Ordinance Conditions

The property is located in the R-1 Single-Family Residential District where accessory the setbacks for corner properties is 35 feet. The proposed location is within this setback area. A driveway shall not intersect a street which constitutes the principal street frontage of a lot when other street frontage or alley access is available to serve the lot. Therefore a special use is requested.

Staff recommends the approval of the requested special use permit with the following conditions:

(a) The Special Use of the Property shall be as an accessory building to a single-family detached dwelling, substantially as shown on the Plans.

(b) All building materials, elevations, and site improvements shall be substantially as shown on the Plans.

(c) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area
The surrounding neighborhood is in the R-1 Single-Family District and contains single-family dwellings.

Neighborhood Participation
Staff notified area residents, property owners, and the Windsor Farms and Westhampton Citizens Associations. A letter of no position was received from the Westhampton Citizens Association and a letter of approval was received from the Windsor Farms Architectural Review Committee.

Staff Contact: David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036